



Hansen Park HOA
May Board Meeting Minutes

May 11, 2021

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:01 pm on May 11, 2021 via Zoom.

II. Roll call

The following persons were present: Tom Hall, Aaron Beasley, Shelley Clark, Laura Jepsen, Marty Zizzi, Jermaine Owens, Lisa Holle, Joan/Ted Lewis and Steve/Kathy Gaines.

III. Approval of minutes from last meeting

It was moved and seconded to approve the April 2021 minutes. Motion carried.

IV. Financial Report

It was moved and seconded to accept the current Financial Report. Motion passed.

Laura reported on current finances, the 2020 Tax return was completed/filed, and the annual report with the state was also filed.

The bill to Ewing Irrigation for \$905.46 for fixes was presented and approved by the board.

V. Committees Updates

CCRs - Marty reported that Thea, Aaron, Shelley and he had a meeting with Celski which they discussed what services they currently provide. Thea will prepare a proposal of the costs of Celski taking on full CCR responsibility to be discussed at a later time.

Steve Gaines asked about a gentleman in an unmarked white van that has been driving through his neighborhood slowly. Marty will ask Thea if this is someone who works for Celski and will follow up.

Landscaping - Aaron reported that on 4th place there were some pipes clogged.

ACC – Heather was not present, nothing to report.

Pond – Tom said they have flushed the pond and applied algaecide. Dustin will have the midge fly control product soon. Tom will be purchasing two signs for the pond area: “Thank you for leashing your dogs” and “No Throwing Rocks into Pond.”

Communications – Jermaine had nothing significant to report.

It can be noted that we spoke about the possibility of posting HOA news on Facebook or Instagram in order to reach our homeowners more easily. It is almost an impossibility to obtain everyone's email addresses, which would be an ideal way to communicate with everyone. To be discussed further.

Welcoming – Kristin was not present, nothing to report.

Toddler Park – Shelley said she met with Aaron and Matthew to discuss their ideas of what the park should look like. Mentioned that a concrete fence and wifi availability would be nice. Next agenda item is to contact companies to obtain estimates.

VI. New business

Aaron Beasley has recommended that the board schedule a few minutes at each monthly board meeting for a "Consent Agenda," where certain bills/payments would be discussed and approved per committee lead prior to the check being mailed out. Laura does not agree that we need to do this approval process because it will lead to late payments and what she has been doing is working.

Shelley reached out to Eric Butterworth to have the Articles of Incorporation signed.

Attorney News - Nothing has been received from our Attorney, so Shelley wrote a letter to request a meeting with him on the main items we need answers on.

Laura asked if we would consider meeting in person from now on. One location would be at the Remax office, where Heather Wiser Olson works. There would be no fee charged for the room.

Laura requested that we post the agenda for monthly meetings on the webpage on the Mondays prior to the meetings so that residents could be aware of what topics would be covered. Shelley has listed on the website her email to request a Zoom link for the meetings.

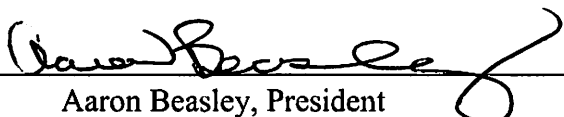
Reserves Study – Karen McDonald will come down to inspect our current infrastructure and compare with the previous contract study.

VII. Adjournment

Aaron Beasley adjourned the meeting at 9:00 pm.

Minutes submitted by: Lisa Holle

Minutes approved by:



Aaron Beasley, President

HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING

FOR THE MONTH OF: May 2021

- Balance Sheet - Previous Yr. Comparison
- Profit & Loss Budget vs Actual YTD
- Profit & Loss by Month

Hansen Park Homeowners Association

Balance Sheet

As of May 31, 2021

06/02/21

Cash Basis

	May 31, 21	May 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Hapo	150,050.96	0.00	150,050.96
Community First Bank	117,760.68	109,111.05	8,649.63
Money Market (Reserve)	74,345.47	100,054.70	-25,709.23
Total Checking/Savings	<u>342,157.11</u>	<u>209,165.75</u>	<u>132,991.36</u>
Accounts Receivable			
Accounts Receivable	-1,736.00	-96.64	-1,639.36
Total Accounts Receivable	<u>-1,736.00</u>	<u>-96.64</u>	<u>-1,639.36</u>
Other Current Assets			
Petty Cash Fund	0.00	16.24	-16.24
Total Other Current Assets	<u>0.00</u>	<u>16.24</u>	<u>-16.24</u>
Total Current Assets	<u>340,421.11</u>	<u>209,085.35</u>	<u>131,335.76</u>
TOTAL ASSETS	<u><u>340,421.11</u></u>	<u><u>209,085.35</u></u>	<u><u>131,335.76</u></u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	162,097.93	111,209.31	50,888.62
Net Income	178,323.18	97,876.04	80,447.14
Total Equity	<u>340,421.11</u>	<u>209,085.35</u>	<u>131,335.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>340,421.11</u></u>	<u><u>209,085.35</u></u>	<u><u>131,335.76</u></u>

Hansen Park Homeowners Association
Profit & Loss Budget vs. Actual
January through May 2021

	Jan - May 21	Budget	\$ Over Bu...	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	178,832.83	188,916.00	-10,083.17	94.7%
Title Co Transfer Fees	375.00			
Returned Check Charges	20.00			
Total Income	179,227.83	188,916.00	-9,688.17	94.9%
Expense				
Bank Service Charges	25.00	50.00	-25.00	50.0%
Business License & Fees	0.00	25.00	-25.00	0.0%
Dues/Subscriptions	258.20			
HOA Relations & Promotion	0.00	3,550.00	-3,550.00	0.0%
Infrastructure Repairs	0.00	10,000.00	-10,000.00	0.0%
Landscaping				
Pond Expense	2,650.49	4,200.00	-1,549.51	63.1%
Groundskeeper - Parts	1,569.80	10,000.00	-8,430.20	15.7%
Groundskeeper - Labor	37,452.89	109,000.00	-71,547.11	34.4%
Total Landscaping	41,673.18	123,200.00	-81,526.82	33.8%
Liability Insurance	3,194.00	3,300.00	-106.00	96.8%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	13.50	500.00	-486.50	2.7%
Postage Expense	110.01	3,500.00	-3,389.99	3.1%
Printing and Reproduction	20.63			
Professional Fees				
Property Management Fees	3,200.00	9,600.00	-6,400.00	33.3%
Monthly Bookkeeping Service	1,875.00	5,400.00	-3,525.00	34.7%
Annual Audit	0.00	1,500.00	-1,500.00	0.0%
Yearly Tax Preparation	375.00	400.00	-25.00	93.8%
Reserve Study	0.00	600.00	-600.00	0.0%
Legal Fees	0.00	8,941.00	-8,941.00	0.0%
Total Professional Fees	5,450.00	26,441.00	-20,991.00	20.6%
Property Taxes	1,033.57	3,700.00	-2,666.43	27.9%
Utilities				
Gas and Electric	1,310.69	3,500.00	-2,189.31	37.4%
Irrigation Assessments	10,155.90	10,500.00	-344.10	96.7%
Total Utilities	11,466.59	14,000.00	-2,533.41	81.9%
Taxes	17.00			
Website Maintenance	0.00	500.00	-500.00	0.0%
Total Expense	63,261.68	188,966.00	-125,704.32	33.5%
Net Ordinary Income	115,966.15	-50.00	116,016.15	-231,932.3%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	62,253.99	103,800.00	-41,546.01	60.0%
MMK Interest Income	103.04	156.46	-53.42	65.9%
Total Other Income	62,357.03	103,956.46	-41,599.43	60.0%
Net Other Income	62,357.03	103,956.46	-41,599.43	60.0%
Net Income	178,323.18	103,906.46	74,416.72	171.6%

Hansen Park Homeowners Association

Profit & Loss

06/02/21

May 2021

Cash Basis

	May 21	May 20	\$ Change
Ordinary Income/Expense			
Income			
HOA Dues Income	4,376.00	3,082.40	1,293.60
Title Co Transfer Fees	75.00	375.00	-300.00
Late Payment & Lien Fees	0.00	7.28	-7.28
Total Income	4,451.00	3,464.68	986.32
Expense			
Bad Debt	0.00	-24.00	24.00
HOA Relations & Promotion	0.00	899.15	-899.15
Landscaping			
Pond Expense	2,650.49	492.51	2,157.98
Groundskeeper - Parts	417.50	534.83	-117.33
Groundskeeper - Labor	0.00	10,592.80	-10,592.80
Total Landscaping	3,067.99	11,620.14	-8,552.15
Office Supplies	0.00	81.45	-81.45
Postage Expense	0.51	0.00	0.51
Professional Fees			
Monthly Bookkeeping Service	375.00	400.00	-25.00
Legal Fees	0.00	1,500.00	-1,500.00
Total Professional Fees	375.00	1,900.00	-1,525.00
Utilities			
Gas and Electric	215.84	215.30	0.54
Total Utilities	215.84	215.30	0.54
Total Expense	3,659.34	14,692.04	-11,032.70
Net Ordinary Income	791.66	-11,227.36	12,019.02
Other Income/Expense			
Other Income			
5 Yr Reserve Dues	3,850.20	3,305.00	545.20
MMK Interest Income	4.85	12.76	-7.91
Total Other Income	3,855.05	3,317.76	537.29
Net Other Income	3,855.05	3,317.76	537.29
Net Income	4,646.71	-7,909.60	12,556.31